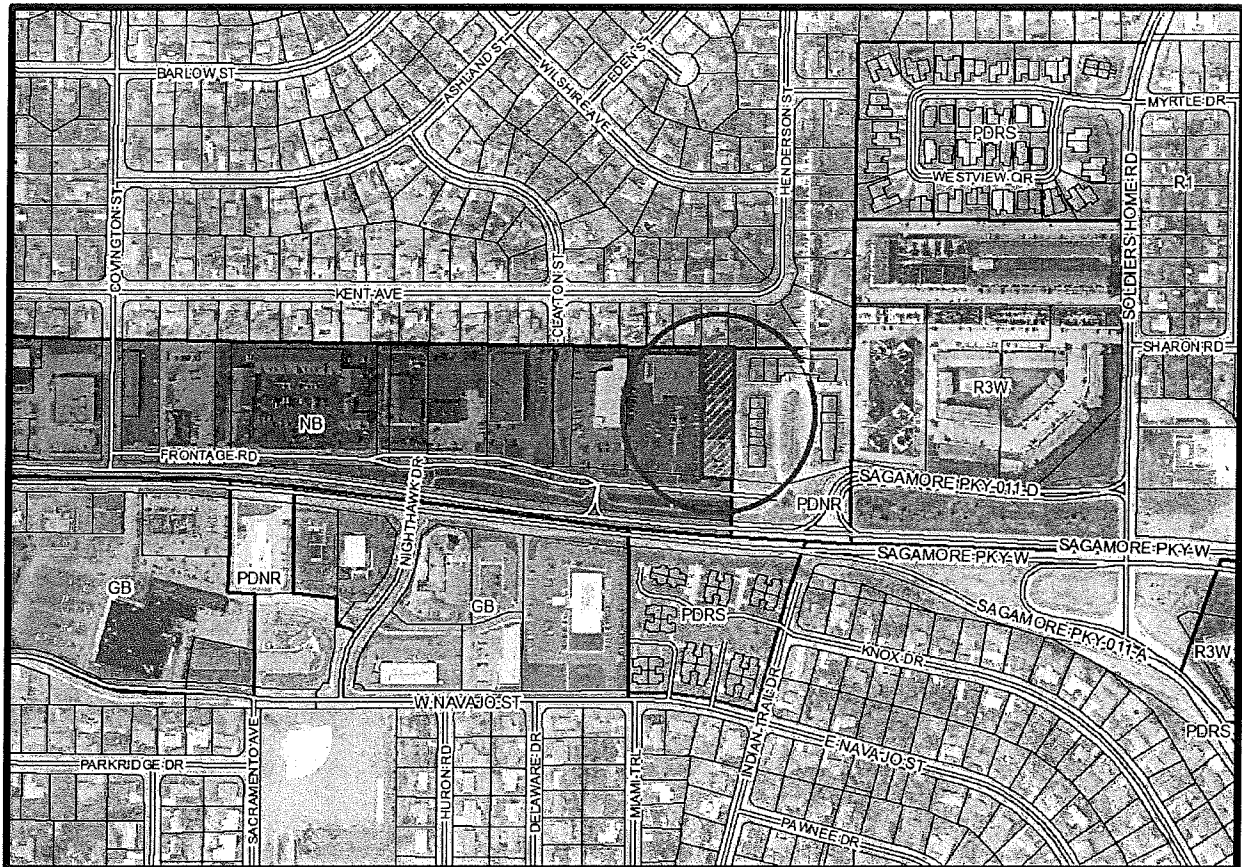

Z-2632
JACKSON-POLEN ANIMAL HOSPITAL
(d/b/a Creekside Animal Hospital)
(NB to GB)

STAFF REPORT
October 15, 2015

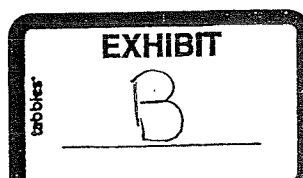


Excluded Primary Uses

≠ 2632

s.n	SIC GROUP	DESCRIPTION
1	major group 01	Agricultural Production Crops
2	major group 02	Agriculture production livestock and animal specialties
3	major group 07 (except 742 and 781)	Agricultural Services*
4	major group 15	Building construction general contractors and operative builders
5	major group 16	Heavy construction other than building construction contractors
6	major group 20 (except "winery")	food and kindred products
7	major group 42	Motor freight transportation and warehousing
8	major group 31	leather and leather products
9	326	pottery & related products
10	387	watches , clocks, clockwork operated devices and parts
11	major group 39	miscellaneous manufacturing industries
12	4953	Refuse systems
13	5047	medical , dental , and hospital equipment and supplies
14	5083	farm machinery and equipment (sales and service)
15	major group 51	wholesale trade non durable goods
16	521	lumber and other building material s dealers
17	527	Mobile home dealers
18	major group 55	Automotive dealers and gasoline service stations
19	5942 (except 5942 book stores)	"Adult Bookstores"
20	major group 58	Eating and drinking establishments
21	701	Hotels and motels
22	704	Organizational hotels and lodging houses , on membership basis
23	721	laundry , cleaning and garment services
24	7299	"massage establishments (parlors)"
25	7312	"outdoor advertising signs"
26	735	miscellaneous equipment rental and leasing
27	major group 75	automotive repair , services and parking
28	major group 76	miscellaneous repair services
29	7832	Motion picture theaters, except drive-ins "adult motion picture theaters and adult mini motion picture theaters, except drive-ins"
30	7833	Drive-in motion picture theaters "adult drive-in motion picture theaters"
31	7993	"adult motion picture arcade"
32	7999	"adult live entertainment arcade" & "adult cabaret"
33	8744	adult correctional facilities and jails; privately operated
34	9223	correctional institutions

*However, under SIC Group 742 there will be no boarding of animals as an accessory use unless the boarding is for patients of the clinic



Z-2632
JACKSON-POLEN ANIMAL HOSPITAL
NB to GB
with commitment

Staff Report
October 15, 2015

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owner, Kidz Company, LLC, and represented by attorney Daniel Teder, is requesting rezoning of 0.89 acres on the north side of Sagamore Parkway, east of Nighthawk Drive, more specifically 180 Sagamore Parkway West, in West Lafayette, Wabash 7 (NE) 23-4. Petitioner currently runs Creekside Animal Hospital on Schuyler Avenue; if successful, this would be an expansion of her current business. A commitment has also been filed with this rezone request (See attached). The commitment would place a limit on potential GB uses permitted on site in the future.

ZONING HISTORY AND AREA ZONING PATTERNS:

The earliest West Lafayette zoning map in the office shows this site, as well as the adjacent lots as LB, Local Business (which became NB, Neighborhood Business with the passage of NUZO in 1998). Likewise, the properties adjacent to the north are shown as R1, as they are today. The PDNR-zoned property adjacent to the east dates back to a rezone in 1988 (Z-1337 - Vintage Square PD) and the PDRS zoning across Sagamore Parkway is from a PD rezone in 1977 (Z-850 – Wabash Shores PD). The GB zoning on the south side of Sagamore Parkway to the southwest of the site in question was rezoned decades ago from its original SC zoning designation, (Shopping Center), which no longer exists.

AREA LAND USE PATTERNS:

Currently the property is used as a daycare facility with a fenced-in playground area to the rear. To the east there are several offices in three separate buildings; to the west is a Goodwill Store. To the north and south of this commercial corridor along Sagamore Parkway, there are huge neighborhoods of single-family homes: Barberry Heights to the north, Wabash Gardens and Wabash Shores to the south.

TRAFFIC AND TRANSPORTATION:

Access to this site is via a frontage road that connects to Sagamore Parkway West, a divided primary arterial that sees 31,143 vehicles per day. A veterinary hospital would be required to provide 5 paved parking spaces per doctor in the GB zone. Existing parking appears to be more than sufficient to meet this requirement.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water already serve this site.

STAFF COMMENTS:

Petitioner plans to re-use the existing building after making some cosmetic changes to the structure. The back of the building is over 200' from the nearest residence to the north. The UZO does not allow "veterinary services for animal specialties (SIC 0742) within the Neighborhood Business zone; however it is a permitted use in the GB. The commitment that was filed with this request would not permit the "boarding of animals as an accessory use unless the boarding is for [recuperating] patients of the clinic."

The commitment, if approved, would be in effect until this property was the site of another future rezone request. The other uses, besides the boarding of animals, that the commitment would prohibit include: adult businesses, manufacturing and warehousing, car lots, gas stations, auto repair businesses, etc. This would generally eliminate the more intense GB businesses from locating here in the future. The lot itself is relatively narrow (about 100') which could be a limiting factor in its future re-use.

A GB-rezone of a lot located in this long-standing commercial corridor would not be too much of a stretch; with the commitment limiting the types of uses that can locate here, staff is comfortable with this request.

STAFF RECOMMENDATION:

Approval